Alberta Economy

Indicators at a Glance

NEW: Real GDP by Expenditure

In 2015, Alberta's real GDP by expenditure fell by 3.6%, the largest drop among the provinces and the first decline in GDP since the 2009 global financial crisis. Nationally, real GDP grew by 0.9% in 2015, down from 2.6% in 2014.

Population

Alberta's population was 4,252,879 as of July 1, 2016. This was an increase of 1.75% from the year prior. Canada's population grew 1.2% from a year ago.

Migration

Net migration to Alberta was 10,302 in the second quarter of 2016. During this time, Alberta welcomed 12,467 net international migrants. However, there was a net outflow of interprovincial migrants (-2,165), the third consecutive quarterly decline.

Employment[1]

Alberta gained 9,000 jobs in October. Most of the gain was in part-time positions with large increase in private sector employment. Goods sector employment increased (4,400) and the services added (4,600). Employment was down 1.1% year-over-year (y/y).

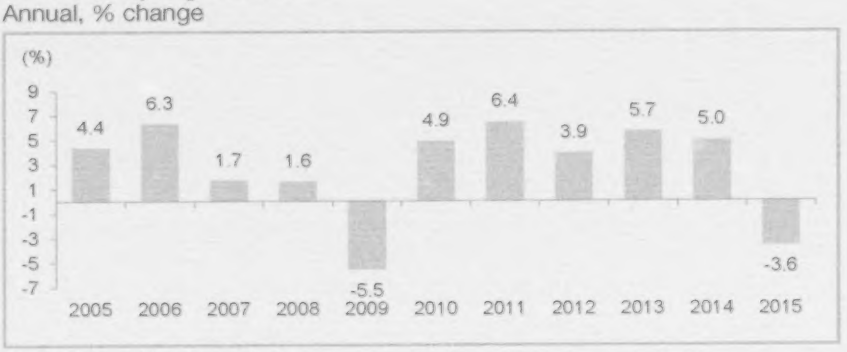
Unemployment Rate[1]

Alberta's unemployment rate was unchanged October at 8.5%. Canada's unemployment rate was steady at 7.0%.

Rigs Drilling

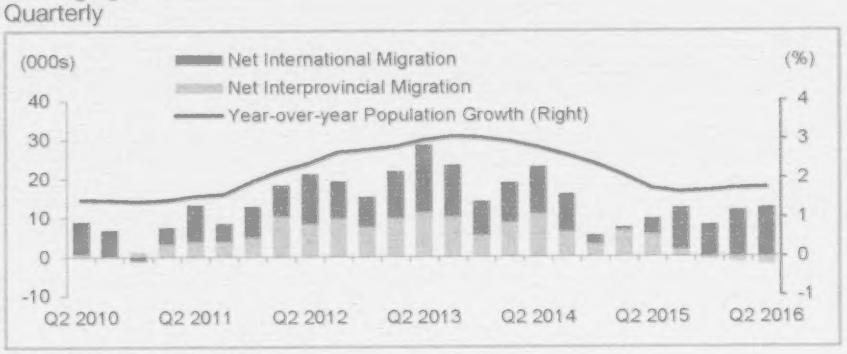
Alberta's rigs drilling count averaged 102 active rigs in October, down 11% y/y with only 22 per cent of rigs in use. There were 38 active rigs drilling across the rest of Canada, down 43% y/y.

Real GDP by Expenditure
Annual, % change



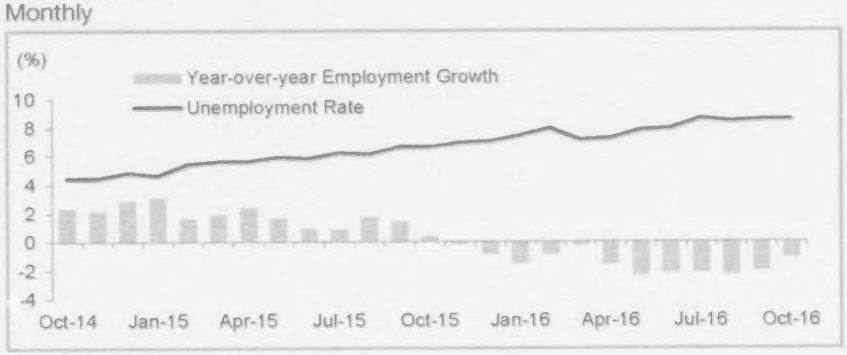
Source: Statistics Canada

Demographics
Quarterly



Source: Statistics Canada

Labour Market
Monthly



Source: Statistics Canada

Alberta Government

November 10, 2016
Treasury Board and Finance
Economics and Revenue Forecasting

Inflation

The Alberta Consumer Price Index (CPI) rose 0.5% y/y in September. Rent was down 1.9% y/y. Gasoline prices were down 8.3% y/y. Excluding food and energy, inflation rose 1.4% y/y.

Average Weekly Earnings[1]

Average weekly earnings (AWE) in Alberta decreased 0.2% in August to $1,123. Compared with the previous year, Alberta's AWE is down 0.5%. Canadian AWE rose 0.8% in August to $960.

Retail Sales[1]

Alberta retail sales decreased 0.1% from July to total $6.1 billion in August. Sales were down 3.9% y/y, continuing weakness over the twenty months.

NEW: Housing Starts[1]

Alberta housing starts decreased to 25,907 (annualized) in October. Housing starts are down 19% y/y, with multi-family starts, down 15% y/y, and single-family starts down 21% y/y.

NEW: Housing Price Index

Alberta's New Housing Price Index (NHPI) declined in September and is down 0.7% y/y. Calgary's NHPI was down 0.9% y/y and Edmonton's NHPI was down 0.4% y/y.

NEW: Building Permits[1]

Alberta building permits rose 10% in September to $1,120 million. Building permits remain weak, down 21% y/y, with residential permits down 16% y/y and non-residential permits down 28%.

[1] Seasonally adjusted

Contact

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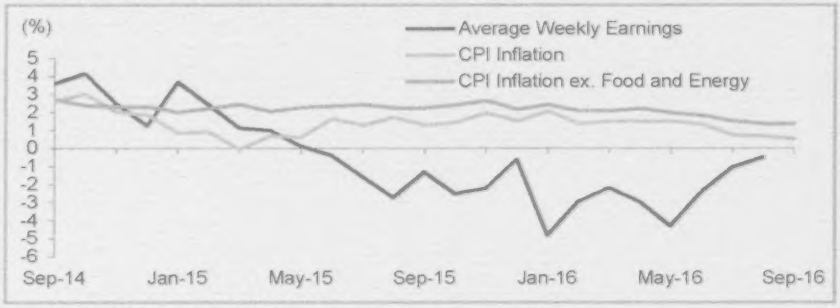
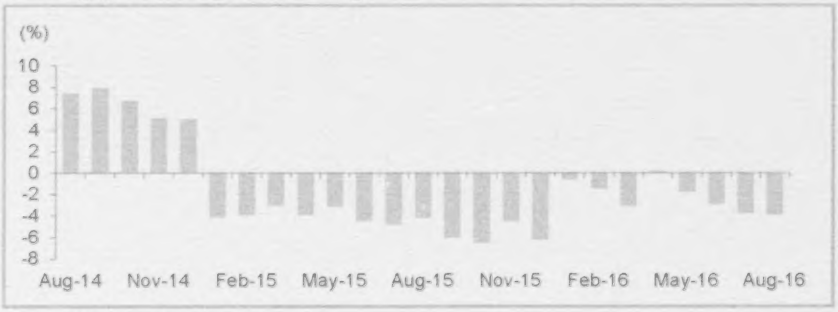
Inflation and Earnings
Monthly, CPI and AWE, year-over-year % change



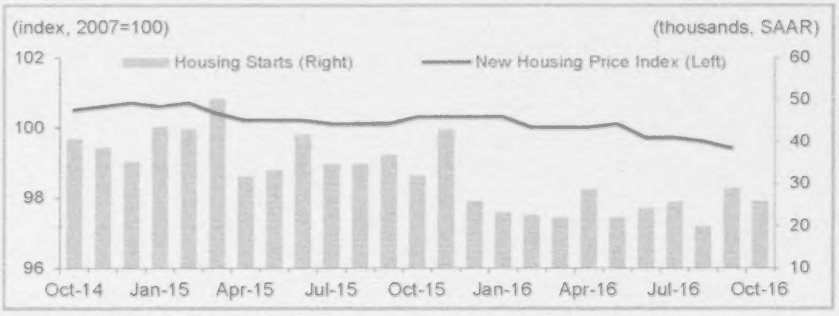
Source: Statistics Canada

Retail Sales
Monthly, year-over-year % change



Source: Statistics Canada

Housing Market
Monthly

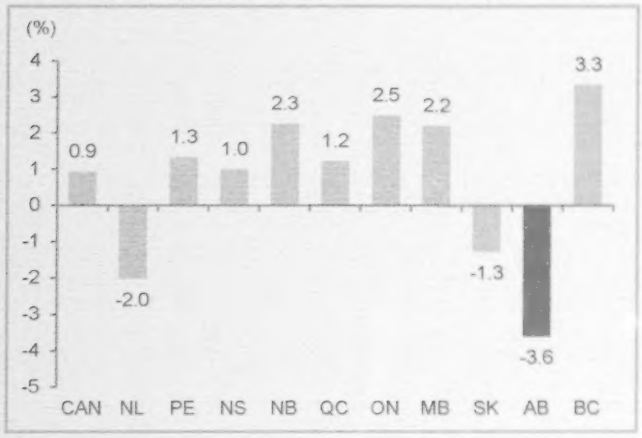


Source: Statistics Canada

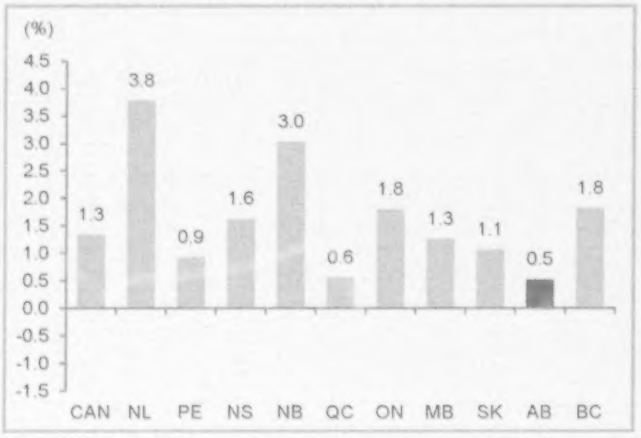
	Canadian Dollar (US¢/$CAN)	WTI Oil ($US/bbl)	NYMEX Natural Gas ($US/MMBtu)	Alberta Reference Price ($C/GJ)
Latest (November 9, 2016)	74.58	45.27	2.69	1.82 (August)
Fiscal year-to-date	76.79	45.91	2.61	1.38

Please see the *Weekly Economic Review* for current analysis on the Alberta economy.

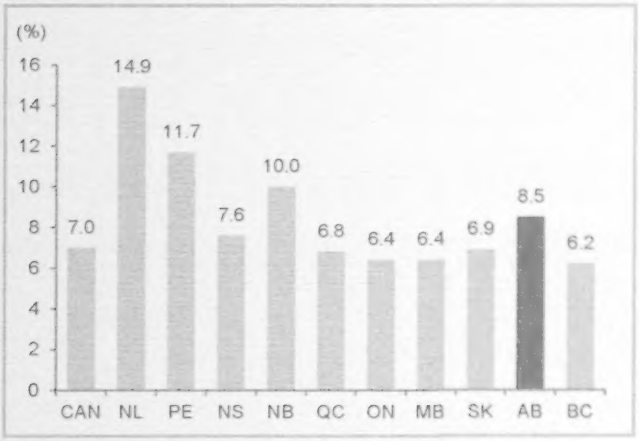
Real GDP by Expenditure
(2015, year-over-year growth)



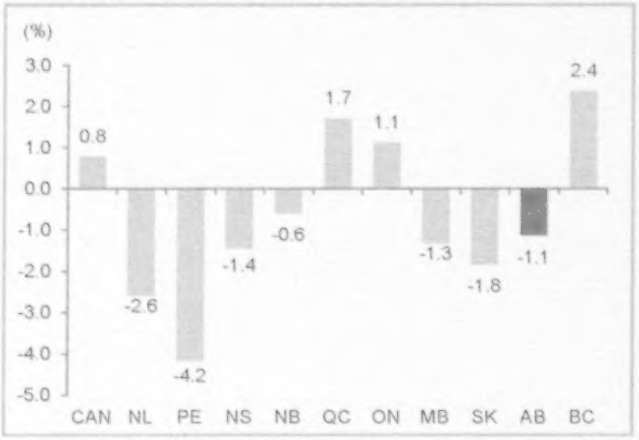
CPI Inflation
(September 2016, year-over-year growth)



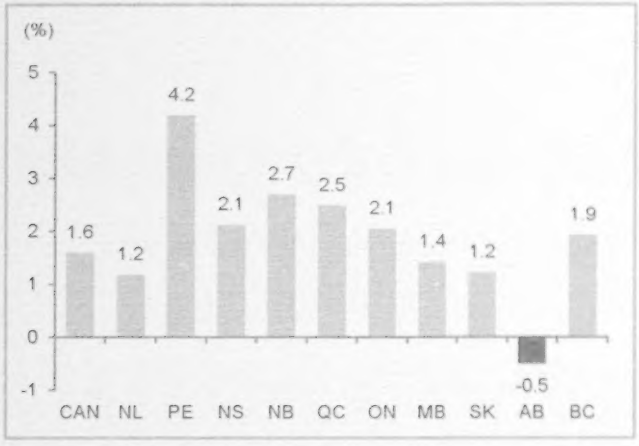
Unemployment Rate
(October 2016)



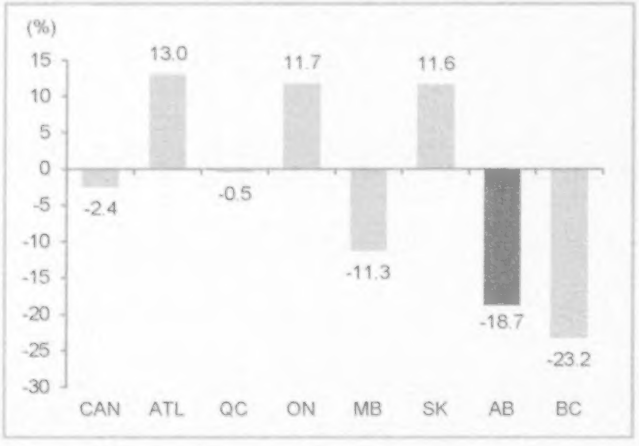
Employment
(October 2016, year-over-year growth)



Average Weekly Earnings
(August 2016, year-over-year growth)



Housing Starts
(October 2016, SAAR, year-over-year growth)



Alberta Economic Indicators

Population[1]	2014	2015	2016YTD	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16
Population (thousands)	4,108	4,180	4,253			4,253			
y/y % change	2.8	1.7	1.8			1.8			
Net Interprovincial Migration	35,382	21,594	-2,877			-2,165			
Net International Migration	43,996	16,743	43,041			12,467			
Labour Market									
Employment (thousands, SA)	2,275	2,301	2,266	2,252	2,259	2,248	2,251	2,264	2,273
m/m change (thousands)				-24.1	1.9	1.4	2.7	13.3	9.0
y/y % change	2.2	1.2	-1.7	-2.3	-2.2	-2.1	-2.3	-2.0	-1.1
Unemployment Rate (%, SA)	4.7	6.0	7.9	7.8	7.9	8.6	8.4	8.5	8.5
Participation Rate (%, SA)	72.7	73.0	72.5	71.9	71.8	72.3	72.2	72.7	72.9
Average Weekly Earnings ($, SA)	1,149	1,146	1,119	1,101	1,118	1,125	1,123		
y/y % change	3.8	-0.3	-2.7	-4.3	-2.4	-1.1	-0.5		
Household Sector									
Retail Sales ($ million, SA)	78,582	74,989	48,985	6,149	6,109	6,064	6,060		
y/y % change	7.5	-4.6	-2.2	1.8	-2.9	-3.8	-3.9		
New Vehicle Sales (units, thousands)	277	242	150	20.8	21.2	19.1	18.8		
y/y % change	5.3	-12.7	-8.9	9.6	0.3	-14.2	-13.5		
Consumer Price Index (y/y % change)	2.6	1.1	1.2	1.5	1.3	0.7	0.7	0.5	
Excluding Food & Energy	2.4	2.3	1.9	2.0	1.8	1.5	1.4	1.4	
NEW: Housing Starts (SAAR, 000's)	40.6	37.3	24.3	22.0	24.1	25.6	19.7	29.0	25.9
y/y % change	12.7	-8.1	-36.3	-33.7	-42.2	-36.3	-43.1	-21.5	-18.7
NEW: New Housing Price Index (y/y % change)	3.4	0.7	-0.4	-0.1	-0.5	0.4	0.5	-0.7	
Resale Home Sales	71,773	56,477	38,417	4,321	4,463	4,456	4,297	4,436	
y/y % change	8.6	-21.3	-10.6	-14.2	-10.7	-12.1	-12.0	-4.4	
Sales-to-New Listing Ratio	0.65	0.52	0.48	0.52	0.53	0.49	0.49	0.49	
MLS Average Resale Prices ($ thousands)	401	393	391	392	389	403	394	400	
y/y % change	5.2	-1.9	-0.1	0.9	1.9	1.8	0.7	3.7	
Consumer Bankruptcies (level)	3,859	4,280	3,663	480	475	381	439		
y/y % change	17.7	10.9	-31.7	42.0	20.9	7.9	31.8		
Business Sector									
Goods Exports (customs based,$ million)	121,484	97,441	55,893	5,585	6,238	6,182	7,030	6,728	
y/y % change	17.9	-23.9	-21.9	-21.1	-16.6	-26.7	-14.4	-16.0	
Energy Products ($ million)	91,299	62,500	35,596	3,386	4,054	3,965	4,784	4,504	
y/y% change	20.6	-31.5	-27.4	-26.1	-18.8	-33.7	-16.9	-18.3	
Agricultural Products ($ million)	6,462	6,475	4,599	539	503	487	442	449	
y/y % change	4.5	0.2	-4.5	-13.4	-7.7	-8.1	-12.5	-4.9	
Rigs Drilling	252	120	69	25	41	58	75	80	102
y/y% change	7.4	-52.6	-43.8	-50.3	-43.7	-49.8	-40.5	-26.6	-10.9
Manufacturing Shipments ($ million,SA)	78,941	68,045	40,705	5,114	5,221	5,118	5,230		
y/y% change	7.5	-13.8	-12.4	-12.0	-12.1	-11.7	-7.6		
Wholesale Trade ($ million, SA)	84,856	79,801	49,686	6,045	6,289	6,114	6,242		
y/y% change	8.1	-6.0	-8.5	-9.4	-6.6	-7.4	-4.7		
NEW: Building Permits ($ million, SA)	18,256	16,753	9,725	904	886	995	1,014	1,120	
y/y% change	5.8	-8.2	-22.4	-34.1	-40.6	-28.5	-21.4	-21.2	
NEW: Residential Permits ($ million, SA)	10,831	9,876	5,031	498	513	532	563	672	
y/y % change	9.9	-8.8	-32.0	-31.0	-38.5	-35.3	-25.6	-15.7	
NEW: Non-Residential Permits ($ million, SA)	7,426	6,877	4,694	406	373	463	451	448	
y/y % change	0.3	-7.4	-8.6	-37.6	-43.2	-18.8	-15.5	-28.3	
Non-Res. Building Cost Price Index[2] (y/y% change)	1.6	-0.7	-2.9		-4.0			-2.6	
Business Bankruptcies	105	95	67	7	16	7	10		
y/y % change	-23.4	-9.5	-6.3	-30.0	0.0	40.0	150.0		

[1] Quarterly; annual numbers are presented on a census year basis (July 1– June 30)

[2] Quarterly, average of Calgary and Edmonton

YTD YTD (year-to-date). "SA" denotes seasonally adjusted. "SAAR" denotes seasonally adjusted at annual rate

Sources: All data are from Statistics Canada except Housing Starts (Canada Mortgage and Housing Corporation), MLS Average Resale Prices (Canada Real Estate Association), Rigs Drilling (Canadian Association of Oilwell Drilling Contractors) and Bankruptcies (office of the superintendent of Bankruptcy)

All historical data are subject to revision